

MINUTES OF MEETING
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY, FEBRUARY 2, 2011 – 6:00 P.M.

1. Call to Order/Roll Call

Chairman McElyea called the meeting to order at 6:00 p.m.

Present:

Chairman:	C. K. "Mac" McElyea
Vice-Chairman:	Anne Castro
Board Members:	Walter Duke Bobbie Grace
CRA Executive Director:	Jeremy Earle
City Attorney:	Thomas Ansbro
CRA Secretary:	Louise Stilson

Absent:

Board Member:	Bob Anton
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2. Approval of Minutes

Vice-Chairman Castro motioned to approve the minutes of December 1, 2010; seconded by Board Member Grace. The motion carried unanimously.

3. CRA Updates

Mindy Hertzog, CRA Administrative Coordinator, reported on the first Merchant Association meeting held at Jimmie's Chocolates on January 4, 2011. At the meeting they discussed some of the CRA and Enterprise Zone Incentive Programs which are available to business owners. Ms. Hertzog further said that the next Branding workshop will take place on Monday, February 14 at 7:30 a.m. in the first floor Conference Room at City Hall. She noted Wilesmith Advertising already had a meeting in January and there was a good turnout. They would like to see community participation on how they want to rebrand our City. Lastly, Ms. Hertzog advised that the rebranding initiative should take approximately six months to roll-out.

Director Earle reported he and Attorney Mike Moskowitz have been working hard with the County regarding available funds for the CRA.

Mike Moskowitz, CRA Special Counsel, provided a brief history of the Interlocal Agreement with Broward County for the Redevelopment Capital Program (RCP) where the Dania Beach CRA had set aside \$6,345,866.00. He explained that these funds were to be used for water and

sewer infrastructure improvements. Attorney Moskowitz clarified that we do not receive the funds unless we have selected a specific project. The City of Dania Beach decided to fund these infrastructure improvements through SRF funds from the State of Florida. He indicated that the County determined these unused funds should go back to the RCP General Fund to be allocated to any other CRA in Broward County. Attorney Moskowitz said that after a lengthy process, the CRA was successful in keeping the funds, but they have to be used by February 21, 2011. He further provided details of the funds that have already been received from the County and the amount that is still due to us. Attorney Moskowitz advised that the 5th Amendment will be before the County Commission for approval on their next agenda. We still have approximately \$1M, which will soon expire. He noted that the CRA does not have another project for these funds; therefore we need to do our best to find one where we can use the remaining funds. Attorney Moskowitz indicated that they met with Bertha Henry, Broward County Administrator, to discuss alternatives to preserve the funds; however the County will not support an extension of the funds. He asked the Board to consider a scenario with a reasonably complete application, and hopefully the County would allow us to extend our timeframe. The County Administrator said if our proposal is submitted for their February 22 agenda, she would recommend that the project be accepted. Attorney Moskowitz noted that Director Earle suggested the infrastructure for the roadway leading to Hotel Indigo be used as the project that would qualify for this application. He said that a dedication of the roadway would be required in order for the funds to be allocated. Lastly, he pointed out that the packet must be submitted to the County by February 14.

Board Member Grace remarked we need to move forward and put a project on the table for approval by the County Commission.

Board Member Duke noted he does not like to be backed into a corner and we must try to avoid this from happening again. He added he was unaware of the expiration date of February 21, 2011. Board Member Duke said that he likes the Indigo Hotel project and he would support this option. He remarked that as partners we deserve to be able to look at Hank Thomas' numbers and make sure we all agree.

Attorney Moskowitz noted that they informed the County Administrator that the City recently adopted a City TIF and made her aware of what the City has accomplished.

Vice-Chairman Castro reminded everyone that originally infrastructure was not an acceptable use for the County. She remarked how upset she was to find out that staff decided to use SRF funds for the infrastructure improvements without bringing it to the Commission for consideration. Vice-Chairman Castro noted that the County has been very generous with our arguments. She stated that she would like to make this work so we can get the \$1M from the County and added that she will do whatever it takes to move this project forward.

Attorney Moskowitz noted this issue will be very controversial with the County and requested the assistance of the CRA Board/City Commission. Lastly, he asked the Board to authorize the Chairman to execute any appropriate documents to submit to the County.

Director Earle responded for Chairman McElyea that the right-of-way to be dedicated to the City in order to use RCP funds is approximately 60 X 180 feet. He added that it goes from Federal Highway to 1st Avenue.

Hank Thomas, Downtown Dania Beach Development, LLC, noted that as part of the Development Agreement with the City, they are scheduled to contribute to the City at some point. He indicated that it will be a dedicated road to the City. Mr. Thomas introduced some of his partners who are involved in the hotel project. He further advised that they are working on a deal to enable them to build the rental units.

Vice-Chairman Castro motioned for Chairman McElyea to sign any documents required through the process; seconded by Board Member Grace. The motion carried on the following 4-0 Roll Call vote:

Board Member Duke	Yes	Vice-Chairman Castro	Yes
Board Member Grace	Yes	Chairman McElyea	Yes

Director Earle noted that \$2.3M of the money we have received has gone directly to the neighborhoods. He clarified the funds cannot be used for anything other than redevelopment. Director Earle remarked that we are going to fight for any additional funds. Lastly, he advised that a special meeting of the Commission and the CRA may be needed before February 14.

4. Public/Private Partnership Presentation – Kim Briesemeister, MetroStrategies, Inc.

Board Member Duke would like to get the word out to our residents, so they can be educated on how the public-private partnership works.

Kim Briesemeister, MetroStrategies, Inc., presented a PowerPoint on public/private partnerships. A copy of the presentation will be attached to the minutes.

5. Hotel Indigo Update

Director Earle noted the hotel project is one part of a large development which is the City Center project.

Hank Thomas, Downtown Dania Beach Development, LLC, provided an update on the current project. He advised that the roundabout and the first section of the roadway should be completed by mid-March. Mr. Thomas noted that immediately after, they will begin construction of the hotel and complete the last part of the roadway.

Nick Mihelich, Landscape Architect, Urban Design Kilday Studios, provided a PowerPoint of the City Center Plan which is attached to and incorporated into these minutes. He explained that the design elements would occur from City Hall, through the roundabout/Library area to US-1.

Mr. Thomas spoke about the new City Hall building. He noted that the entire concept of this redevelopment area is centered on the future City Hall.

Jean Francois Gervais, Director, International Design Engineering and Architecture (IDEA), presented an overview of the proposed City Hall project. He noted that the new City Hall building is the most important part of the development. Mr. Gervais explained that they wanted to create a very open area that invites the public inside; therefore they used a lot of glass windows in the building. He stated that this is just a preliminary plan for the City Hall project.

Vice-Chairman Castro noted she was very pleased with the design of the City Hall Center, as well as the glass windows, spacing and flexibility to grow and expand in the future. She thought it would match nicely with the new Library.

Larry Beame, Beame Architectural Partnership, presented an overview of the Hotel Indigo project. He noted that they designed this hotel to be recognized as a catalyst for redevelopment in Dania Beach as well as an activity generator. The building will be a LEED certified building. Mr. Beame explained that Mr. Thomas plans to bring in a world-class brasserie which will generate a lot of activity.

Mr. Thomas noted the restaurant he is negotiating with is the Buddha Bar and Restaurant and they will be creating a restaurant specifically for this hotel.

Peter Walz, Principal and Executive Vice-President of Driftwood Hospitality Management, LLC, noted this hotel will be successful because it is an Indigo Hotel, it is adjacent to the Airport and the cruise ship industry; the immediate business community and most of all because the community really wants this hotel to be part of their downtown.

Mr. Thomas noted that he has a personal relationship with the people involved in these projects and he is confident that we will get a lot accomplished this year.

6. College Gardens Presentation

Director Earle noted the Ely Boulevard project had some flaws, and the College Gardens Board members unanimously agreed to change it to Phippen Waiters Road. He asked the CRA Board to approve the change and switch the funds that were originally allocated to Ely Boulevard to Phippen Waiters Road.

Vice-Chairman Castro motioned to approve changing the project to Phippen Waiters Road; seconded by Board Member Grace. The motion carried unanimously.

7. Phippen Waiters Road Contracts – Design and Surveying

Board Member Duke motioned to approve the contracts with Calvin Giordano and Associates (Surveying \$26,842.50) and Witkin Hults Design Group (Design \$29,000.00); seconded by Board Member Grace. The motion carried unanimously.

8. Merchant Assistance Program

Jeremy Earle, CRA Executive Director, noted that this is a program that will help business owners in our downtown area. He advised that we already have businesses that have expressed an interest in applying for the program.

Kim Briesemeister, MetroStrategies, Inc., provided an overview of the program that was included in the agenda packet.

Board Member Grace motioned to approve the CRA Merchant Assistance Program, as presented; seconded by Vice-Chairman Castro. The motion carried unanimously.

9. CRA Procurement Policies and Procedures

Jeremy Earle, CRA Executive Director, noted that these policies and procedures follow the one currently in use by the City of Dania Beach administration. He recommended approval of the CRA Procurement Policies and Procedures.

Vice-Chairman Castro motioned to approve the CRA Procurement Policies and Procedures, as presented; seconded by Board Member Grace. The motion carried unanimously.

Jeremy Earle, CRA Executive Director, noted that last year when staff traveled to Washington, D.C. they met with representatives of Alcalde & Fay, Ltd., a firm that works directly with the Florida Inland Navigation District (FIND) and their partners. He further explained that we do not currently have a lobbyist in Washington, and there is an opportunity to submit a request to the Transportation Committee for our marine industry initiatives. Director Earle would like to use Alcalde & Fay for four months so we can move forward with our marine projects. At the conclusion of their services, the City could evaluate whether to keep them or go out for an RFQ. He asked the Board to approve appointing Alcalde & Fay as a lobbyist for four months for a contract price of \$12,664.00.

Board Member Duke noted this matter is presented to the Board as a last minute plan when our marine industry is one of the most important initiatives in our City. He was disappointed to see that in two years there has not been any progress on the bridge projects. Board Member Duke remarked that we need to pay attention to this initiative because it is a job creator and a long-term economic benefit to our City.

Board Member Duke motioned to hire Alcalde & Fay, Ltd., as lobbyist; seconded by Board Member Grace.

Director Earle noted that Congress did not make any move on the highway bill last year; however, the new Congress is committed to move it forward this year.

The motion carried unanimously.

Board Member Duke asked for an update on the US-1 landscaping project. He questioned if we need to discuss the funding issue now so we can have it resolved.

Director Earle advised that on the February 8 Commission agenda there will be an item for discussion regarding the use of Tree Preservation funds for this project.

10. Adjournment

Chairman McElyea adjourned the meeting at 7:45 p.m.

ATTEST:



LOUISE STILSON, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY



C. K. MCELYEA
CHAIRMAN - CRA

Approved: April 6, 2011




Item #4

Dania Beach Community Redevelopment Agency

February 2, 2011


Discussion of **Public-Private Partnerships**

MetroStrategies, Inc.




Agenda

- ✦ Introduction
 - MetroStrategies Inc.
 - Kim Briesemeister (President)
- ✦ Public-Private Partnership (PPP)
 - Private Sector Strengths
 - Public Sector Strengths
 - Advantages
- ✦ Case Studies
- ✦ Process
- ✦ 6 Keys to a Successful PPP



What is a PPP?

- ✦ A Public-Private Partnership is a contractual agreement between a public agency (federal, state, or local) and a private sector entity.
 - Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public.
 - In addition to the sharing of resources, each party shares in the risks and rewards potential in the delivery of the service and/or facility.



Private Sector Strengths

- The result of Market Competition
 - Management efficiency
 - Newer technologies
 - Workplace efficiencies
 - Cash flow management
 - Personnel development
 - Shared resources (money?)




Public Sector Strengths

- ✦ The result of Serving the Public Trust
 - Legal authority
 - Protection of Procurement Policies
 - Broad perspective/balance the competing goals to meet public needs
 - Personnel (dedicated but constrained)
 - Capital resources



Successful Partnerships

- The Secret is to Balance the Strengths of both Sectors



Advantages of PPP

- Maximizes the use of each sector's strength
- Reduces the development risk
- Reduces public capital investment
- Mobilizes excess or underutilized assets
- Improves efficiencies/quicker completion
- Better environmental compliance
- Improves service to the community
- Improves cost effectiveness
- Shares resources
- Shares/allocates risks
- Mutual rewards

Atlantic Grove Development

Location:	Delray Beach, 400 and 500 Blocks of West Atlantic Avenue
Year:	1999-2002
Description:	4-city blocks, new construction, infill, mixed-use development consisting of 25,000 square feet of retail, 50,000 square feet of office, 24 condominiums, and 67 townhomes.
Developer:	New Urban Communities, Delray Beach
Cost:	\$25,000,000
Rental Rate:	\$15.00 psf triple net
Office Rate:	\$14.00 psf
Townhouse:	\$145,000-\$175,000 (sold out in one month in 2002)
CRA:	Assembled 13 properties and issued RFP; a public/private partnership
CDC:	Delray Beach CDC and TED Center CDC
Other:	Secondary financing by LISC
Occupancy:	85% of retail and 75% of office; townhomes sold out.
Comments:	The project is a success from a retailing point of view and residential point of view. The office is more difficult but it is situated across the street from the County Courthouse. It is the first large scale mixed use project in the African-American community and it was developed with several organizations including two CDCs and LISC.



La Piazza at Young Circle



Location:	Downtown Hollywood, Young Circle
Year:	1997
Description:	20,000 sq. ft. retail and 21 apartments
Partners:	Steve Berman Hollywood CRA City of Hollywood
Description:	La Piazza was the first new residential development built in downtown Hollywood in over 25 years.
Pricing:	Lofts: \$1270 1,2,3 Bedroom Luxury Apartments: \$875- 1475
Cost:	\$6 million
Comments:	The City entered into long term lease on a CRA owned lot. The only interest shown in the site previously was from PayLess shoe store. This project brought brand new retail to Hollywood Boulevard and new residential units revitalizing the entire street.

February 2, 2011

Major Mixed-Use Infill Projects



Location: Downtown, Fort Lauderdale

Year: 2000-2007

Project Costs: Approximately \$100 million

Rental Rates: \$950 - \$1800

Sale Ranges: \$199,000 - \$550,000

Description:

These projects represent the first new redevelopment projects in over 20 years in the Flagler Village area of downtown Fort Lauderdale. The area was overlooked by developers and the private sector until the CRA provided a clear redevelopment program and financial incentives for redevelopment.

Subsidy:

The CRA partnered in all of these projects using one or all of the following CRA tools: Tax increment financing infrastructure, streetscape support and fast track permitting

Result:

These projects spurred major interest on parcels in the downtown. Currently, over \$180 million of additional construction is underway. Trammel Crow and ZOM, major residential developers, were finally attracted to the Flagler Village area. These projects are spurring a need for transit and new transportation options as well as new retail development.

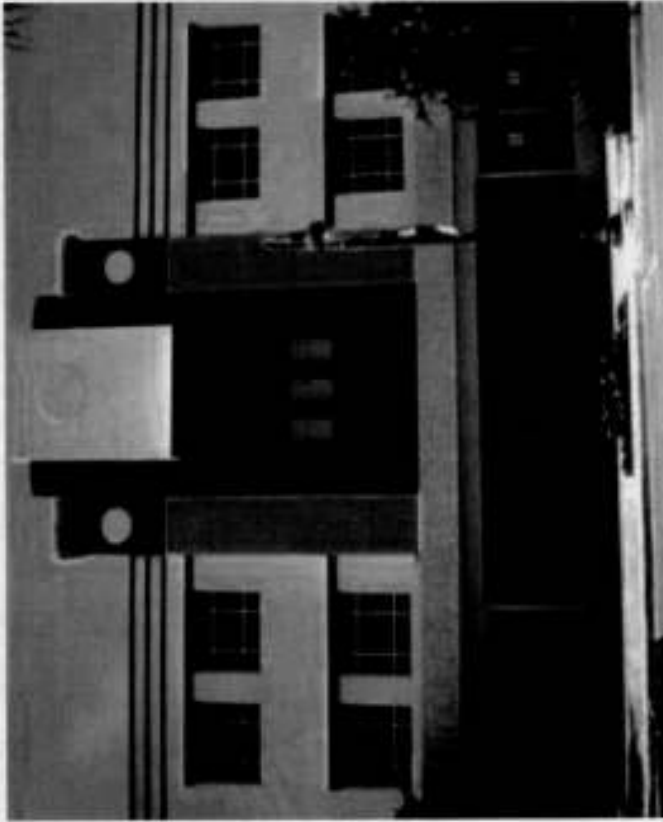


Harrison St. Retail



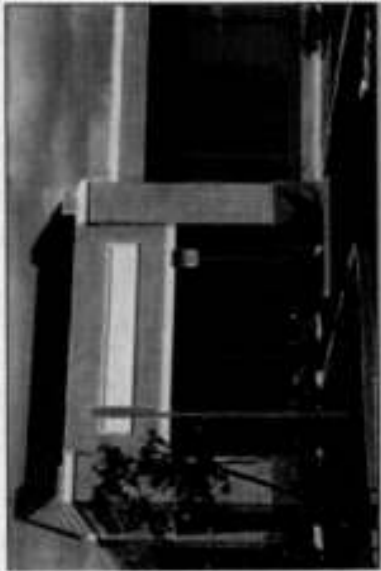
Location:	Downtown Hollywood, Harrison Street
Year:	1996
Description:	This new retail project was built on a lot that had been vacant for years. The incentive programs created by the CRA enabled the property owner to secure new tenants for the area, many of which were attracted from South Beach in Miami.
Partners:	Developer Jerry Mintz of the Mintz Companies Hollywood CRA
Cost:	\$2.5 million
Rents:	Average rent on Harrison Street in 1995 \$8 psf, and rose to \$14psf after development of the project.
Result:	This project was a major influence on the street with six new retail bays that provided major impact to the once vacant block. The project also attracted additional retail activity to Harrison Street.

Retail Redevelopment – Harrison St.



Location:	Downtown Hollywood, Florida
Partners:	Developer: Jerry Mintz Hollywood CRA City of Hollywood
Cost:	\$270,000
Rents:	\$17 psf
Comments:	The retail shops along Harrison Street had aged and were deteriorating due to lack of rehabilitation and care of the properties. Mr. Mintz purchased and rehabilitated the buildings with assistance of the CRA.
Subsidy:	\$44,000 for rehabilitation through an incentive program
Results:	40 new retail businesses located to the area and Downtown Hollywood became a destination for locals and visitors alike. The activity ultimately spurred over \$100 million in redevelopment and commercial activity as well the implementation of an Arts Park.

Midtown Commerce Center



Location: Fort Lauderdale, Sistrunk Boulevard

Year: 2000-2007

Description: Left; Brought to you by Right Development L.L.C., this mixed-use development, located at NW 6th Street and NW 10th Avenue, received development assistance from the CRA. This project will contain retail and office space.

Right; State Representative Chris Smith acquired a parcel and sought the CRA's assistance in redevelopment of a plaza along Sistrunk Boulevard.

Partners: Sheryl Dickey/Midtown Commerce Center; CRA
Chris Smith; CRA

Comments: The CRA acquired multiple parcels along Sistrunk Boulevard and sought local developers to build along the corridor. In support of the local business owner, the CRA was offered the land at a discounted rate to assist the business owner in securing financing for this project.

Dorsey Riverbend Infill Housing



Location: Fort Lauderdale

Year: 2000-2007

Partners: Fort Lauderdale CRA
City of Ft. Lauderdale Community Development and Housing Department
Mo Homes & D'Angelo Development (local builders)

Description: 16 CRA and City owned lots conveyed to local developers for single family infill development

Pricing: \$215,000 - \$250,000

Comments: Model Home Row, located in the Dorsey Riverbend neighborhood was initiated by the CRA in partnership with the City of Fort Lauderdale Office of Housing and Community Development. Together they purchased sixteen lots in and around Walker Elementary School, creating a focal point that showcased the potential for infill development. The local developers for this project included Mo Homes and DeAngelo Development both of whom have ties to the community through living or working in the community for a number of years. The project provides quality, attractive housing options on land that was once underutilized.

Avenue Lofts



Location: Downtown, Fort Lauderdale

Year: 2000-2004

Production: 100 unit loft project

Project Costs: Approximately \$22 million

Sale Ranges: \$199,000 - \$ 550,000

Description: The Flagler Village area had been overlooked by the private sector due to the high risk of development in the area. Specific CRA programming was put in place to support developers through public/private partnerships which resulted in attracting Hooper construction to build the Avenue Lofts project. The Public/Private partnership provided annual tax increment financing over a fourteen year period. In addition the Developer and CRA shared infrastructure and streetscape improvements costs to upgrade the entire street.

Subsidy: The CRA provided tax increment of approximately \$140,000 annually for 14 years and \$200,000 in streetscape improvements.

Results: The project generated approximately \$200,000 new annual tax increment and created comparable sales figures for future development to occur. The project then spurred the next project that generated \$325,000 in new tax increments.



The Process


(how do you attract the interest of the private sector?)

✦ The Problem of “No Response”

- The need to make a return on the investment
- Up-front costs at risk

✦ Public Sector steps before the RFP

- General concept design, but not design specific
- Evaluation of the value of publicly held lands
- Evaluation of market potential, including tax revenues to be generated
- RFQ to select a design and construction team
- RFP to the select group developed by the RFQ
- Private pre-RFP costs can be significant, but projects have a higher probability of success (because of the pre-RFP process)



6 Keys to Successful PPPs


- Statutory and political environment
- Organized structure
- Detailed business plan
- Guaranteed revenue stream
- Stakeholder support
- Pick your partner carefully

6 Keys to Successful PPPs

• 1st Key

• The Environment

- Statutory authority and regulations
- Political leadership must be in place
 - Leading political figure
 - Top administrative Officials
 - “the will to change the system”
 - Strong policy statement




6 Keys to Successful PPPs

• 2nd Key

• Organized Structure

- Dedicated group (tied to the purpose of the partnership)
- Dedicated and TRAINED personnel to monitor implementation
- Need for good governance
 - To assure an open and fair procurement process
 - Consolidate staff = easier to monitor



6 Keys to Successful PPPs

3rd Key

Detailed Business Plan (i.e. enforceable contract)

- Performance goal oriented
 - Allow for innovative plans
- Best value vs. lowest price
- Plan/contract should include:
 - Specific milestones and goals
 - Reporting of metrics and frequency
- Risk allocation
 - Shift to the private sector can raise costs
 - Identity best practices to retain
- Dispute resolution methodology
- Workforce development
 - Develop in-country resources/small businesses



6 Keys to Successful PPPs


- 4th Key
- Guaranteed revenue stream
 - TIF
 - Tolls/fees
 - Long-term maintenance contracts
 - Creative approaches

6 Keys to Successful PPPs

5th Key

Stakeholder support

- Public sector employees
- Private sector
- Labor unions
- End users
- Competing interests
- Requires:
 - Open and frank discussions between sectors
 - Knowing the facts
 - Translating each other's language



6 Keys to Successful PPPs

- 6th Key
- Pick your partner carefully
 - Verify experience (technical capability)
 - Verify financial capability
 - Best value vs. lowest price
- Remember each sector's motivation
 - Genuine need (market value to the project)
 - Political/statutory environment
 - Reasonable return on investment and manageable risks
 - Timely and effective execution vs. development costs



Most Critical Key to Success

- 1st Key
- Strong LEADERSHIP makes all the other keys come together

ITEM #5

City of Dania Beach

CITY CENTER STREETSCAPE

URBAN DESIGN DETAILS

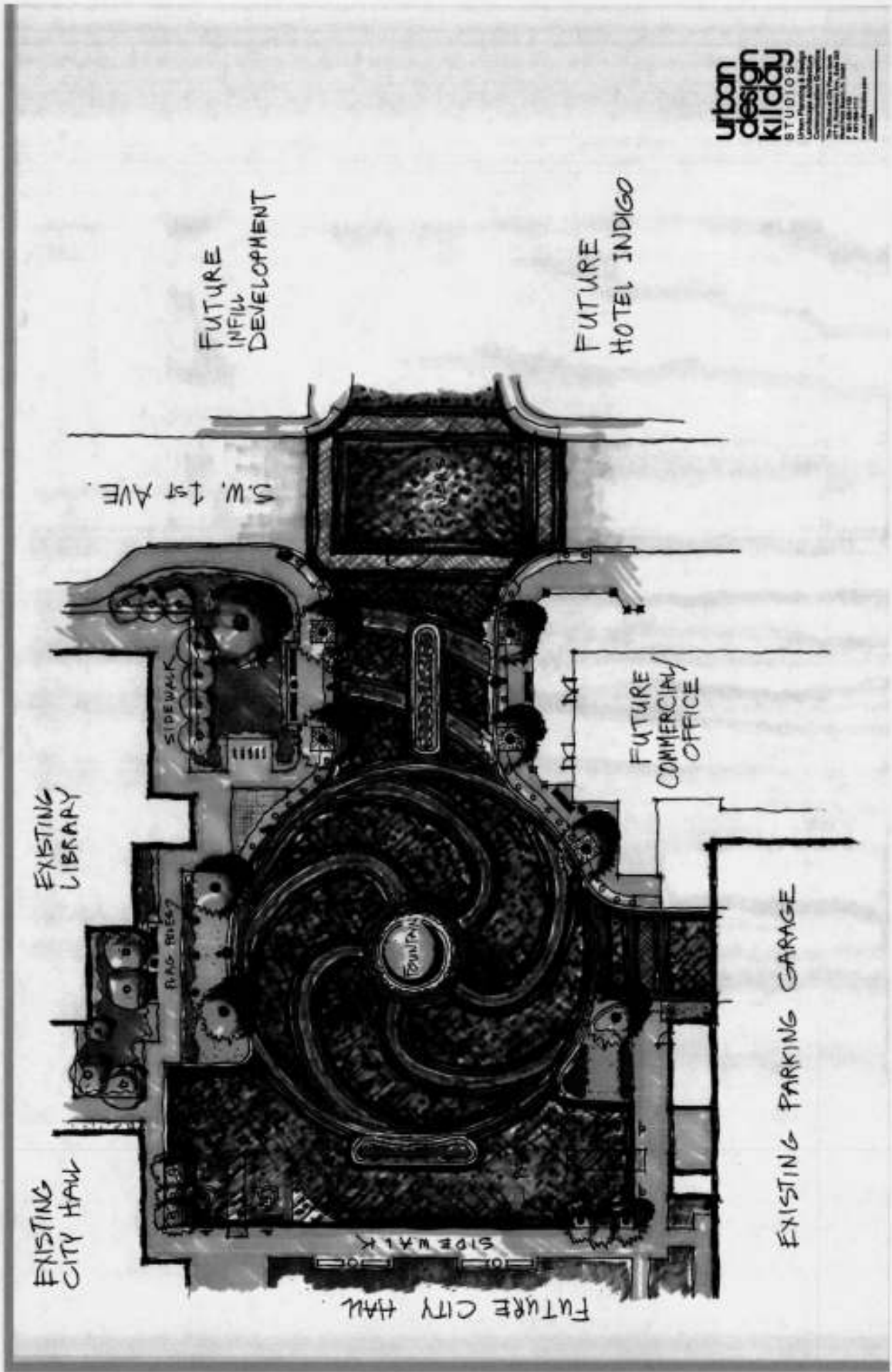
"From U.S. Hwy #1 to City Hall"

February 2, 2011



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City Center Plan

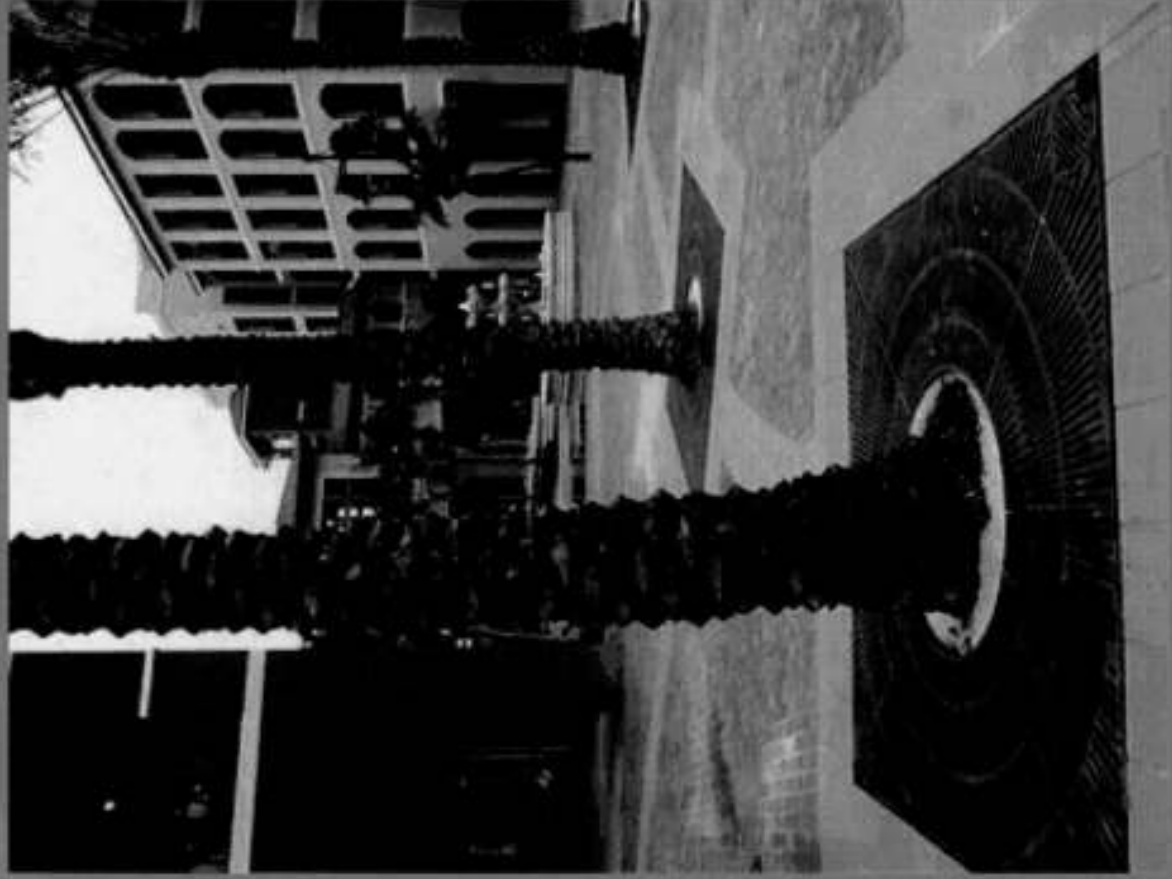


Street Palms – Medjool Date



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Street Palms – Medjool Date in Tree Grate



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Light Fixture Option



in an *elegant*
traditional
form

PROVIDENCE® LED

Part of AAL's Designer SSL Series

PROVIDENCE LED

unitedhood
enlightening



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STUDIOS

Light Fixture Option

Bronzelite®

182 Parkway | Edison, NJ 07106 | Phone: 800-273-1828 • Fax: 201-589-8948 • www.bronzeday.com

TL7012 LED Flood Light



Long Lifeing - Three Option - Warm & Cool White
The popular TL7000 is now available in LED with three options, warm, medium and cool. Each of these options comes in both warm and cool only with longer life. The rugged, heavy-duty construction of the TL Series ensures long-lasting and low maintenance operation.

The TL7000 Series accent lights are rugged fixtures used to illuminate a wide variety of medium to large sized surfaces and architectural elements. They are the biggest member of the TL Series designed for fixtures up to 300-watt PAR38 and PAR30 incandescent and quartz lamps, up to 17W PAR38 and 10W PAR30 LED lamps, and 10W PAR30 and compact fluorescent. The TL Series also includes the TL7000 series for 100W and 150W PAR38 lamps and the TL7000 series for PAR38 and PAR30 lamps.

Specifications

Mounting
Die cast aluminum (cast) body with stainless steel hardware and fully adjustable swivel arm with vibration proofing ball. Optional arm and bracket are available. Mounting arm for glass cones.

Lens
Clear tempered glass, part of optional ground. Optional ground screen and window. Multi-directional ground lens (MDGL), vapor-resistant, self-cleaning, 200,000 hr. life (MDGL), vapor-resistant, self-cleaning, 200,000 hr. life (MDGL).

LEDs
12 LEDs (120°), 17-watt, ultra-bright, solid state, 30,000 hours of life (LED), 17-watt, ultra-bright, solid state, 30,000 hours of life (LED), 17-watt, ultra-bright, solid state, 30,000 hours of life (LED).

Beam Angle
120° (120°), Medium (120°) and Large (120°) beam angles are available in beam sizes (120°) and 200 (180°) beam.

Beam Size
High long-range beam.



Weight
High temperature #10-100.

Finish
Color: Matte black powdercoat. Standard finish is color: Matte black powdercoat. Color: Matte black powdercoat. Color: Matte black powdercoat.

Warranty
Three year limited warranty.

Construction
UL listed to UL 918 and 2-wire safety standards for use indoors.

Material & Assembly
Made in the USA.

LED Assembly
LED Assembly: High Power.

LED Assembly
LED Assembly: High Power.

LED Assembly
LED Assembly: High Power.

LED Assembly
LED Assembly: High Power.

LED Assembly
LED Assembly: High Power.

LED Assembly
LED Assembly: High Power.

PHILIPS

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Bronzeday's 1st Floor group build



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Light Fixture Option

PAR Metal Halide



Integral Ballast



HP2™



CO2™



TR

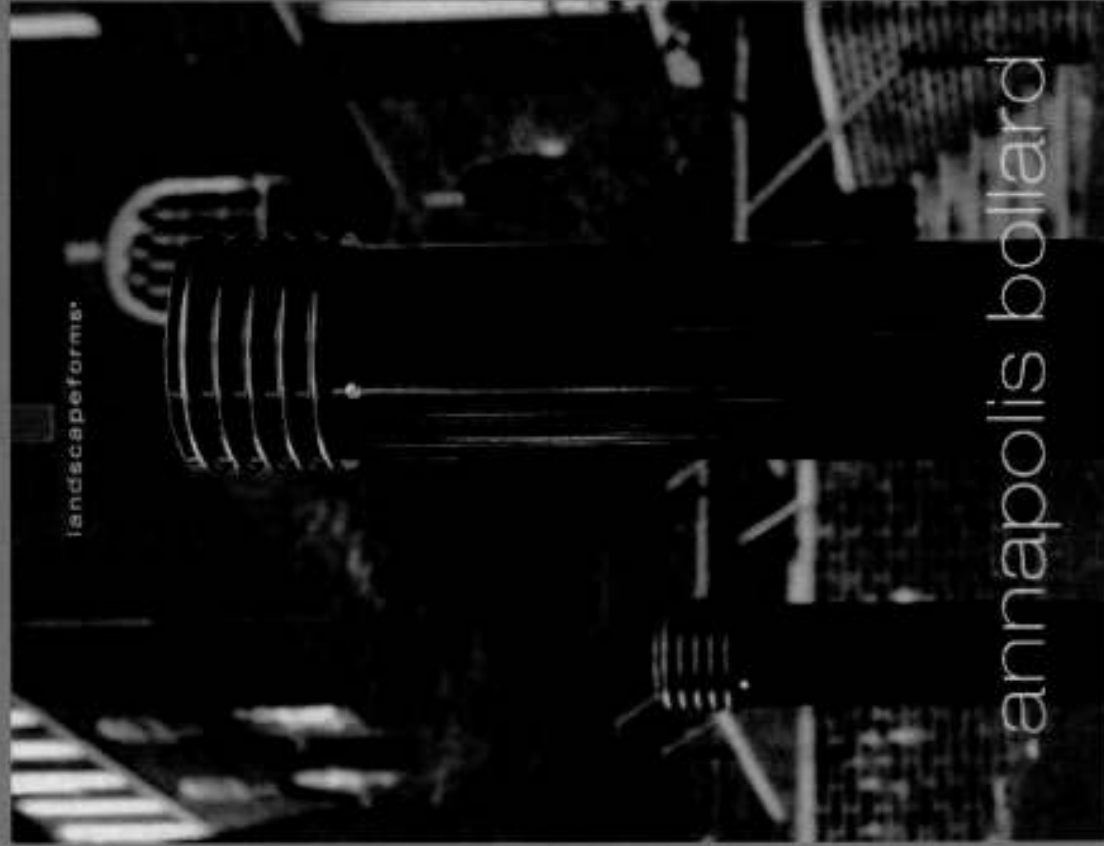
Integral Ballast
• Remote High-Output Technology
• Modular Component Construction

BI-K LIGHTING



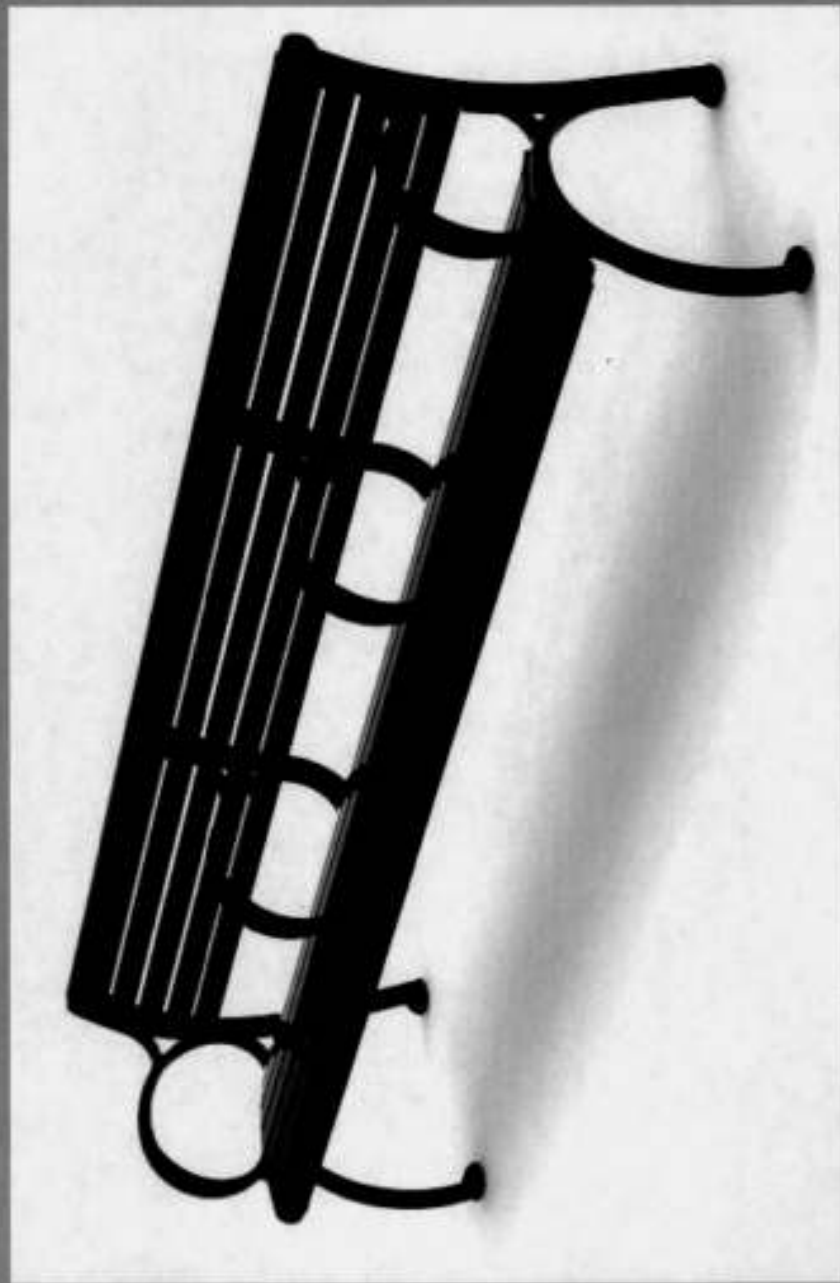
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Bollard Option



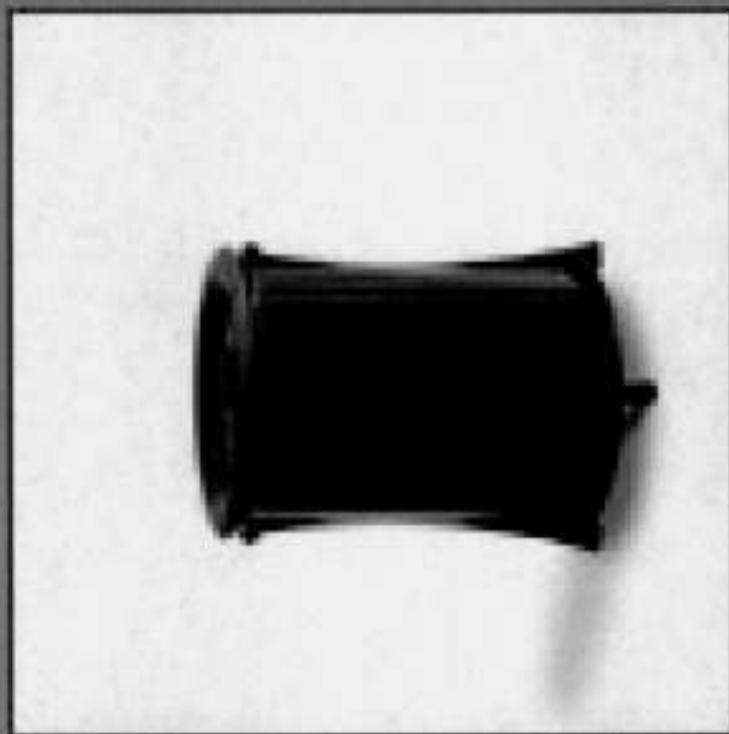
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Bench Option



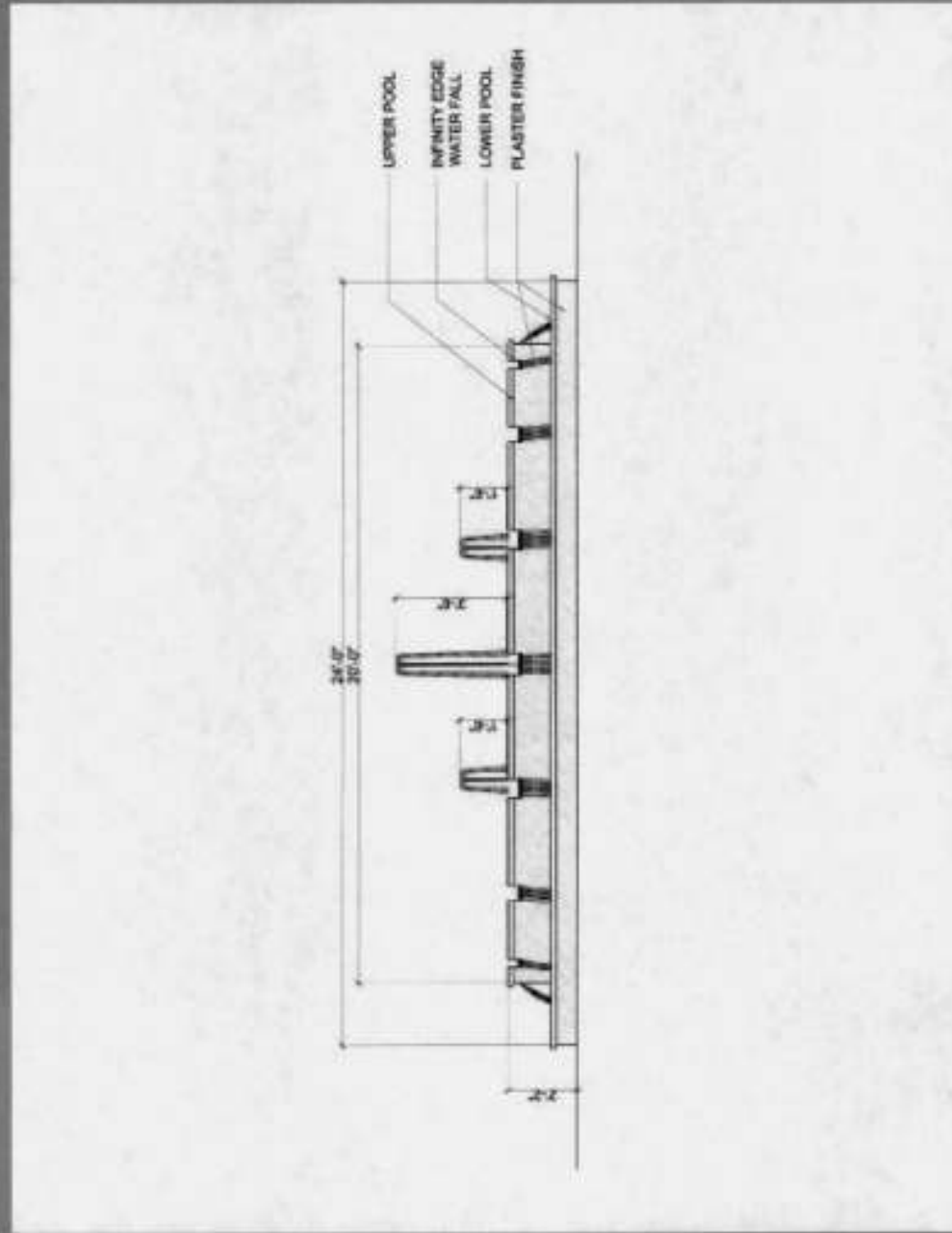
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Trash Receptacle

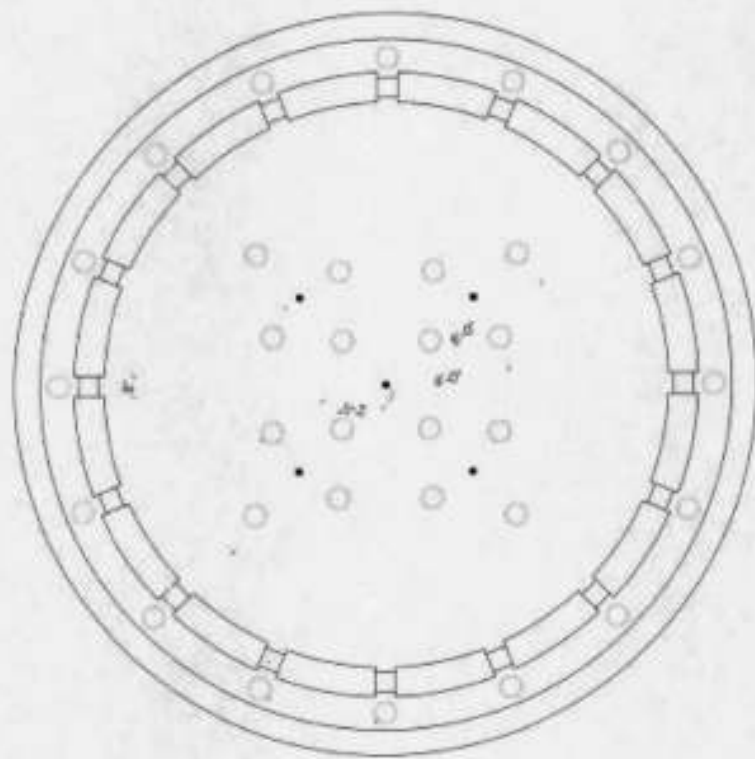


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Fountain Elevation



Fountain Plan



FOUNTAIN JETS
LIGHTS
UPPER POOL
INFINITY EDGE
WATER FALL
LOWER POOL
LIGHTS

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